



Upper Uwchlan Township
Planning Commission Meeting
April 9, 2009
Minutes

Approved

In Attendance: Bob Schoenberger, Sally Winterton, Jim Dewees, Ken Engle, Shelly Krockner, Joe Stoyack, Ed Edwards (Historic Commission), Gwen Jonik, Dave Leh, P.E.-Gilmore & Associates

Bob Schoenberger called the meeting to order at 7:32 p.m. as a quorum was present.

Brandywine Springs Farm

Matt Houtmann reviewed the Preliminary Subdivision Plan, dated January 29, 2009, for Brandywine Springs Farm (Shea property) located on Park Road. The January Plan had been reviewed by the Township's consultants and the Plan requires revisions to address their comments. The Plan proposes use of the existing farm lane but curving it to the west to serve 7 new lots (farmettes), avoiding the sensitive bog turtle area to the greatest extent possible. The State Fish & Boat Commission suggested the new drive oppose Moore Road and bend to the west, which beneficially decreases the length of the roadway. There are 2 lots along Park Road, the existing farmstead, and 4 lots toward the back of the property, served by a cul-de-sac. The Applicant will comply with the comments contained in Gilmore's April 2, 2009 review letter, but discussed the following in greater detail:

- The Applicant would like to use the existing farm lane to serve just that Lot.
- The Applicant has State approval to cross the wetlands rather than the bog turtle area, via a bridge or culvert, not wetlands removal.
- The proposed 18' wide roadway would be private, the cul-de-sac bulb would be one-way and natural in the middle, and can be widened if necessary for emergency service purposes.
- Wetlands will be restricted so conservation easements won't be necessary. Trails are planned along Park Road frontage and along the Turnpike.
- Park Road improvements include @ 100 ft at the intersection with the private road and Moore Road, and the easterly side of Moore, but not to the west of Moore.
- A waiver will be sought for more than 5 lots from a lane.
- Backyard setbacks will be 75' – no buildings of *any* kind within 75' of the property lines.
- The Applicant will revise the Plan and a Conditional Use Application will be submitted shortly.

Butler House

Alyson Zarro and Chris Kopitsky (Toll) presented 3 sketches of the Butler House property showing various parking options. The House is within the C-1 or C-3 zoning and use would most likely be focused on professional office/commercial. At 3,240 square feet, 16 parking spaces would be required. There is currently a 2-car garage attached to the house that could be used by the building's owner or employees. The property is bordered by residential on 2 sides, requires 30' buffers, less than 60% impervious surface. All sketches displayed 16 parking spaces.

Option "A" included 30' buffer, 28% impervious coverage.

Option "B" included 13' buffer, 29% impervious coverage.

Option "C" included 30' buffer, and removes the existing garage, 26% impervious.

An Historic Façade Easement is not written into the PRD for the Butler House, but the Applicant would take measures to protect it. Ed Edwards advised that the garage is an addition to the house and most likely not included in the "historically significant" rating, and believes the house is on the National Register. Ms. Zarro confirmed the House is on the National Register, but the Owner would have options according to Township historic regulations. Ed advised the home contains beautiful fireplaces that should be maintained, and there is a water supply cistern in the attic. Any additional exterior lighting should be directed away from the neighbors to the east as much as possible. At a suggestion by Jim Dewees to "walk" the property and see the inside of the building, all present agreed they'd like to do so. The Planning Commission believes there is a better chance of historic preservation if the building is a commercial use rather than residential. Bob Schoenberger suggested the 13' buffer could allow most of the parking in the rear and as inconspicuous as possible, even if it means taking the garage out. Ed expressed concern with proximity of the Butler House driveway and Parcel 6-C's access on Byers Road, with Ms. Zarro advising the PRD suggests the two be combined upon 6-C's development. Ms. Zarro will have a sketch adjusted to remove the garage and move the parking over and behind as much as possible.

It was agreed that the Planning Commission and Historic Commission could walk the property and house on May 7 at 6:30 p.m. Gwen Jonik will coordinate with Chris Kopitsky.

Approval of Minutes

Joe Stoyack moved, seconded by Sally Winterton, to approve the minutes of the Planning Commission's March 5, 2009 Meeting. Ken Engle questioned the resolution of the Eagle Farms Road/Fellowship Road sight triangle issue. Dave Leh replied Toll Brothers was given Chief DeMarco's statement and they plan to remove the offending shrubs. The Motion carried unanimously.

Open Session

Ken Engle asked if the shrub removal at Eagle Farms Road could be confirmed. Dave Leh confirmed the shrubs had been removed.

Ed Edwards commented on increasing traffic noise along the "northern link"

Adjournment

Jim Dewees moved to adjourn at 8:38 p.m. So moved.

Respectfully submitted,

Gwen Jonik
Planning Commission Secretary